



Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

# The Commonwealth of Massachusetts

## Department of Public Safety

### Architectural Access Board

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Daniel Bennett  
Secretary

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Executive Director

### **Board Meeting Minutes – June 20, 2016**

### **21<sup>st</sup> Floor – Conference Room 3**

#### **Present Board Members:**

- Walter White, Chair (WW)
- Diane McLeod, Vice Chair (DM)
- Evan Bjorklund, Massachusetts Office on Disability Designee (EB)
- Andrew Bedar, Member (AB)
- Dawn Guarriello, Member (DG)

and

- Thomas Hopkins, Executive Director (TH)
- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)

#### **Members Not Present:**

- Jane Hardin, Member (JH)
- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- George Delegas, Member (GD)
- Carol Steinberg, Member (CS)

- Meeting began at approximately 9:10 a.m.

#### **1) Discussion: Board Member Roll Call**

DM - all but JH, RG, CS and GD present

*Carol Steinberg, Member (CS) – Now Present*

2) Incoming: White Heron Theatre, 5 North Water Street, Nantucket (V16-172)

TH - first presented on June 6, 2016  
- granted the variances and allowed issuance of temporary certificate of occupancy  
- EXHIBIT – submittal of Andrew Hart, June 15, 2016, plan A-101.09  
- seating at both levels, but seating is “removable” just unsure as to how the seats are removable  
- seating is supposed to be there and readily available, but aren’t supposed to have seats in the spaces and then removed

DM - *accept the plan for the temporary accessible toilet room*

CS - *second – carries unanimously*

DM - *have the Petitioners submit clarification as to how the accessible seating works (are the seats there, and then removed?), that the seating is shoulder-to-shoulder, and that the accessible seating is readily available only to be in-filled when the accessible seating location is not used*

EB - *second – carries unanimously*

3) Incoming: Nashua Street Residences, 1 Nashua Street, Boston (V16-182)

TH - EXHIBIT – variance application and supplemental information  
- variance for location of outlets at glass window wall

DM - *grant as proposed*

DG - *second – carries unanimously*

4) Incoming Discussion: Boston Courtyard Marriot, 275 Tremont St., Boston (V15-206)

TH - reconstruction of sidewalks, work was to push the noncompliant cross slope to the furniture zone  
- EXHIBIT- June 14, 2016 requested amendment from Peter Vanko  
- e-mail stated that previously allowed 8 feet of compliant path, but issue with a manhole, but would like to alter the approved pathway, while still providing a compliant 8 foot path

CS - *need more information, such as an as-built*

DM - *second – carries unanimously*

CS - *allow Board staff to approve the submitted documentation*

DM - *second – carries unanimously*

5) Incoming Discussion: New Three Family Dwelling, 217 D Street, South Boston (V16-133)

TH - originally presented back in May  
- was scheduled for a hearing on August 8, 2016 at 3 p.m.  
- since then, architect has sent 3 sets of plans  
- EXHIBIT- three sets of plans submitted by the architect, received on first two on June 9<sup>th</sup> and final plan on June 10<sup>th</sup>  
- use of the roof deck has been limited to the third floor unit

- changed the orientation of the lift to comply and be straight on-and-off

CS - *grant the use of the proposed vertical wheelchair lift in the garage*

DM - *second – carries unanimously*

DM - *the roof deck shall be exclusive to the third floor unit, verified via the submittal of a master deed stating as such*

DG - *second – carries with CS opposed*

DM - *cancel the hearing*

DG - *second – carries unanimously*

6) Discussion: Jump N' Slide, 145 Wells Ave., Newton (V15-153)

TH - when policy was submitted after the hearing in 2015, it was rejected because it was too complicated  
- EXHIBIT – submittal of modified accommodation policy, received on June 14, 2016

DM - *accept the new policy*

CS - *second – carries unanimously*

7) Discussion: New Three- Family, 12 Mallard Avenue, Dorchester

TH - EXHIBIT – letter from Robert Rivera, dated June 10, 2016  
- also met with them on June 9<sup>th</sup>  
- seeking an intervention from the Board, to allow for an at-risk permit, to get started with the work  
- will submit application by June 24<sup>th</sup>

DM - *accept the issuance of an at-risk permit, on the condition that variance application is submitted by June 24, 2016 as proposed*

DG - *second – carries unanimously*

8) Discussion: Milford Regional Medical Center, 14 Prospect St., Milford (C15-124 & V15-267)

TH - EXHIBIT – submittal from Peggy Novak of the Hospital on June 10, 2016, which included parking plan  
- they are proposing to start the parking plan project in the summer of this year  
- site visit conducted by Board Staff, there are significant grade issues around the building and conservation land

DM - *accept the proposed plans*

AB - *second – carries unanimously*

TH - still have some variances to adjudicate

KS - did we get confirmation that they sent this out to all parties concerned?

TH - yes

CS - *have a hearing for the remaining variances*

- *no second – motion fails*

CS - feel as though everyone will want to be heard before the Board

*DM - continue to later today to get the file for review*  
*DG - second – carries unanimously*

9) Incoming: Samuel Sewall Inn, 143 St. Paul St., Brookline (V16-179)

TH - originally V14-036, renovation over 30% of the inn to create 14 units; all variances were granted  
- EXHIBIT- variance application and supplemental information  
- now 21 room guest house  
- work is not completed to date  
- built a ramp to the building with landings that are too small and distance between handrails is too small  
- clear width is 3' 10"  
- landings are either a foot or 10" short  
- EXHIBIT – submittal of e-mail from Sarah Lynn Allair, Commission on Disability for Brookline, received on June 9, 2016

*DM - deny the variance for the ramp landings*  
*AB - second – carries unanimously*

*CS - grant the variance requested for the clear width to be not less than 46" clear between the railings*  
*- withdrawn*

*DM - deny the variance for the lack of compliant clear width*  
*DG - second – carries unanimously*

10) Discussion: Lynn Economic Opportunity Inc., 156 Broad St., Lynn (V15-207)

TH - EXHIBIT – letter received on June 9, 2016 from Ms. Damon, seeking delays to the compliance dates  
- would like to have the letter and the last decision of the Board put in your packets for July 11<sup>th</sup>

*CS - place the letter and the previous decision of the Board in the packets for the July 11<sup>th</sup> meeting*  
*DM - second – carries unanimously*

11) Incoming Discussion: Main St. Curb cut, Main St. (Route 67), Warren (V15-288)

TH - EXHIBIT – June 17, 2016 received submittal from Patricia Leavenworth of MassDOT  
- seeking variances for three locations along the sidewalk, 22.4.2  
- Location 1: 2162 Main St.; Location 2: 2240 Main St.; Location 3: 2282 Main Street  
- not touching the stairs, just taking everything around them out and resurfacing

*DM - grant as proposed*  
*DG - second – carries with CS opposed*

12) Discussion: 204 Main Street, Shrewsbury

TH - EXHIBIT – June 17, 2016 submittal from Gregory O'Connor, requesting a temporary certificate of occupancy to allow a private home to be converted to a counseling business  
- propose to submit variance by June 24<sup>th</sup>, but will be seeking a variance for the lack of vertical access within the building

*DM - allow the issuance of the temporary certificate of occupancy, on the condition that a variance application is received by the Board by June 24, 2016*  
*CS - second – carries unanimously*

***CS left the room***

**13) Incoming Discussion:** Restaurant, 140 Main Street, North Easton (V16-091)

TH - first presented on April 4, 2016, and all variances at that time were granted  
- in the review of the plans, they failed to ask for relief for the change in level, they were proposing an incline lift at one of the locations; seeking an amendment to use an incline lift at one of the two changes in level  
- EXHIBIT – May 23, 2016 submittal from Annino Inc., Douglas Annino, with modified plans

*DM - grant as proposed, on the condition that the lift complies in full with the applicable sections of 521 CMR*

*EB - second – carries unanimously*

***Brief Break***

***All but WW present, DM acting as Chair***

**14) Incoming:** Curb Cuts at north and east corners of Granby Road (Rte. 202) and Lyman St., (Rte. 33), South Hadley (V16-181)

TH - EXHIBIT – variance application and supplemental information  
- first location (north corner of intersection) 2.7% and 8.4% provided

*CS - grant as proposed for both*

*EB - second – carries unanimously*

TH - cross slope of second location (northern ramp east corner of intersection), 2.1%; running slope is 10.3%

*CS - grant for the cross slope*

*AB - second – carries unanimously*

*CS - grant the running slope*

*DG - second – carries unanimously*

TH - cross slope of third location (southern ramp at east corner of intersection), cross slope 2.6%

*DG - grant as proposed for cross slope*

*EB - second – carries unanimously*

*CS - make sure to clear the curb cuts of snow*

*EB - second – carries unanimously*

**15) Incoming:** New 8 Unit building, 48 Market St., Ipswich (V16-180)

TH - EXHIBIT – variance application and supplemental information  
- first floor will have 4 group 1 units; second level will have 4 units with no access  
- lower level garage and storage  
- seeking a variance for the lack of parking under the building, and the lack of internal access within the building to get to storage

CS - *deny both variances requested*

AB - *second – carries unanimously*

CS - *have the petitioners submit a plan for compliance for access to the parking and storage, and accessible parking within the building*

AB - *second – carries unanimously*

16) Incoming: One Framingham Center, 5 Edgell Rd., Framingham (V16-174)

TH - EXHIBIT – variance application and supplemental information  
- reconstruction of building, first floor retail, second and third floor are offices, served by stairs and elevator  
- no partial application done  
- reconstruction occurring in a tenant space

CS - *continue to have the petitioners submit a partial application analysis for the tenant*

AB - *second – carries unanimously*

17) Incoming: One Brook Road Condos, One Brook Road, Quincy (V16-175)

TH - EXHIBIT – variance application and supplemental information  
- three-story new building, parking at garage  
- variance for sink depth, will purchase and maintain 2 sinks that comply with 521 CMR, which will be installed upon request for the tenants

CS - *grant as proposed*

DG - *second – carries unanimously*

***WW now present, acting as Chair***

18) Incoming: Memorial Church, 23 Harvard Yard, Cambridge (V16-163)

TH - put in packet for today's meeting  
- EXHIBIT – variance application and supplemental information

DM - *grant as proposed for request #1 (as shown on AAB11)*

CS - *second – carries unanimously*

CS - was there already accessible seating provided

DM - *grant as proposed for request #2*

DG - *second – carries unanimously*

DM - *grant as proposed for request #3, on condition wall mounted handrails installed as proposed*

CS - *second – carries unanimously*  
DM - *grant as proposed for request #4*  
CS - *second – carries unanimously*

DM - is the main level stage accessible?  
TH - yes, there is a ramp proposed to connect the two levels

DM - *grant as proposed for request #5*  
DG - *second – carries unanimously*

DM - *grant as proposed for request #6*  
CS - *second – carries unanimously*

DM - *grant request for #7, on the condition compliant handrails are installed*  
CS - *second – carries unanimously*

19) Incoming: Ruka Restaurant, 505 Washington St., (59 Temple Place), Boston (V16-177)

TH - EXHIBIT – variance application and supplemental information  
- renovation of existing restaurant space  
- jurisdiction is 3.3.1b  
- seeking a variance for a stair and door connecting the restaurant to the hotel lobby  
- installation of ramp or lift would be a huge reduction of space within the restaurant  
- providing accessible unisex toilet room within the restaurant, but rely on the hotel lobby bathrooms for the other required toilet rooms for the restaurant  
- EXHIBIT – June 17, 2016 letter from Larry Casilio of The Godfrey Hotel  
- ramp would result in the loss of 30 seats, over a million dollars of lost revenue over the year  
- lift would result in loss of 12 seats, \$660,000 loss of revenue over the year

DM - *grant as proposed for this use only, on the condition that the accommodation policy is maintained for creating access from the hotel to the restaurant*  
AB - *second – carries with CS opposed*

20) Incoming: Ruka Restaurant, 505 Washington St., (59 Temple Place), Boston (V16-177)

CS - *reopen*  
DM - *second, but she cannot reopen since she was in opposition*  
- *rescind*

DM - *reopen*  
AB - *second – carries unanimously*

CS - *submit additional test drawings for providing an incline lift on those steps to be submitted by the July 11, 2016 meeting*  
DM - *second – carries unanimously*

21) Hearing: Summer Street Baptist Church, 1 Summer Street, Nantucket (V14-033)

WW - called to order at 11:00 a.m.  
- introduce the Board

Jason Zinser, Member of Building Committee and Deacons Board for Summer Street Church (JZ)

WW - JZ sworn in  
- EXHIBIT 1 – AAB1-41

JZ - project began in 2014, did not realize the trigger for the access  
- have provided additional accessible seating, have added handrail up to the altar, have an accessible toilet room, have assisted listening devices installed, the lift will be installed this month  
- schedule to install the lift on the 18<sup>th</sup> of July

TH - AAB 11 shows the position of the lift  
- with seating in front of the lift

JZ - actually on the other side of the altar, but a mirror plan on both sides  
- submit copies of lift install company contract and deposit check

WW - accept submittals as EXHIBIT 2

EB - paid for half?  
JZ - yes, other half is due on install

*DM - accept the submittals and the proposed lift, require documentation of lift install via pictures and a copy of the inspection certificate*

*DG - second – carries unanimously*

22) Advisory Opinion: Dog Park, DeFellipo Playground, Prince Street, Boston

KS - question is, does the work performed trigger access to the levels  
- EXHIBIT - June 17, 2016 submittal from Boston Parks and Recreation architect

*DM - no variance required based on work as proposed, unless the stairs are worked altered or repaired*

*EB - second – carries unanimously*

23) Incoming Discussion: Chesterwood House Museum, 3 Williamsville Rd., Stockbridge (V15-120)

TH - EXHIBIT – June 6, 2016 submittal from Ashley Wilson, seeking a 30 day extension for submittal of video  
- video was due on June 15, 2016, in lieu of providing vertical access to the second floor

*CS - grant extension to July 15, 2016*

*DM - second – carries unanimously*

TH - second request that instead of fixing existing toilet stalls within the building, and an installation of an automatic door opener for the women's room only; had ordered plans for fixing stalls and installing the automatic door openers  
- there is an additional building on the property that has an additional accessible toilet room (Barn Gallery)

*DM - deny*

*CS - second – carries unanimously*



24) Incoming Discussion: Mixed Use Restaurant and Office Building, 772 Adams St., Dorchester (V16-167)

- TH - presented at the June 6, 2016 meeting  
- no partial application review submitted, assume over 30%  
- previously denied the variance request, and asked for plans of access at the front and rear by June 17, 2016  
- EXHIBIT – June 17, 2016, submittal from Regina Oliveria, another packet brought in with no access proposed, but only showed a ramp on the public sidewalk  
- there is issue with access at the rear, but need a submittal for the front entrance  
- asked the architect to submit modified test drawings

*DM - hold discussion until the end of the day*

*CS - second – carries unanimously*

25) Discussion: Milford Regional Medical Center, 14 Prospect Street, Milford (C15-124 & V15-267)

- TH - additional submittals that were submitted in May, and can send those out the Board for review at the next meeting

CS - but there were six additional items

- TH - EXHIBIT – June 10, 2016 e-mail from Harold Rhodes, regarding the remaining issues with the hospital, and noted that they will not address any further issues until the Board makes a determination regarding the remaining items

DG - they are withdrawing items 1 and 4, regarding the parking (Plan H)

DM - 2 is cross slope and running slope of outdoor walkway

- TH - site report for walkway in question, upper area is over the maximum of 5% in several areas and has a cross slope of more than 2%

CS - question of the actual slope

*DM - continue the variance for the walkway in question, on the condition that actual slopes are submitted*

*CS - second – carries unanimously*

- TH - size of toilet room and fold-down grab bar  
- complainant does note that 2 of the 5 complaints have been remedied; notes that variances submitted in lieu of providing full compliance  
- asking for a hearing to be scheduled  
- they did fix the lack of compliant handrails  
- issue is the slope of the walkway, need to determine the slope  
- EXHIBIT – June 13, 2016 e-mail from Harold Rhodes, noting that 29 of the 32 violations have been remedied

*CS - put all of the additional information in the packet for the July 11, 2016 meeting*

*DM - second – carries unanimously*

TH - the variances were not before the Board at the time of the hearing, so there would be an appeal period for those variances; and could possibly have a hearing requested

26) Discussion: Minutes from June 6, 2016

KS - any changes?

DM - *accept as written*

AB - *second – carries with CS abstaining*

### ***Break for Lunch***

27) Hearing: Jenkins Elementary School, 54 Vinal Avenue, Scituate (C15-148)

WW - called to order at 1 p.m.

- introduce the Board

Robert Vogel, Access Coordinator/Local Building Inspector (RV)

James Toomey, Town Counsel (JT)

Jean Batty, Complainant (JB)

John McLaughlin, Chairperson for the Commission on Disabilities (JM)

William Joyce, Compliance Officer for the Board (WJ)

Neil Duggan, Building Commissioner (ND)

WW - All but JT and ND sworn in

- EXHIBIT 1 – AAB1-58

DG - have worked with Robert Vogel in the past, no bias in the case, but if any objections then will abstain

WW - no objections

EB - Mass. Office on Disability has worked with this case, and does know the complainant, no bias in the case, but if any objections then will abstain

WW - no objections

WJ - received the complaint late last year regarding the lack of access at a path of travel at First Parish Road  
- first notice was sent out on January 29, 2016, spoke with Mr. Toomey via telephone, but since no formal address to the complaint was submitted, and second notice was sent on February 23, 2016  
- stipulated order requiring a variance or plan for compliance be submitted by April 10, 2016  
- Town sought an extension for the submittal of a variance application, which was denied  
- variance received on April 18, 2016

JB - submittal of letter read into the record

WW - accept as EXHIBIT 2

JB - additional background regarding the variance

- requested a curb cut at the path of travel from First Parish Road in early 2013, brought to the attention of the Scituate DPW

- no clear indication as to who owned the property
- Commission on Disability afforded \$800 to install the curb cut
- correspondence from Vogel stated that there was an issue with creating a curb cut to a noncompliant path
- requested a reasonable accommodation policy from the school for transportation between school and church for CCD
- para-transit was also denied
- noncompliant path of travel, and have to give approval for the school to assist son with traversing the path
- do understand that one option is the removal of the path of travel, but the path of travel will still be utilized, since it is the shortest path of travel between the school and the First Parish Church

- RV
- path runs parallel to the property line
  - path was not part of the original construction project, it was constructed after the fact
  - runs to the east of the drive, and west of the property line
  - submittal of modified plan

- WW
- site grading plan with drawn in L3.1; EXHIBIT 3

- WJ
- AAB27, is a picture of the walkway?
- RV
- yes

- WJ
- AAB23, is the area where the curb cut would be

- WW
- how does the path terminate by the school?
- RV
- terminates at the plaza with the accessible parking spaces and leads to the lower area of the school with a compliant path of travel

- JB
- the path is actually where the school garden is, the garden is accessed by the path

- JT
- with respect to the complaint, refer to 521 CMR 23.2.1, seeking to apply the exception of sidewalks on streets and ways
  - way coming from First Parish up to the building, where there is handicapped parking and the path is accessible from there
  - the grade is more than 1:20
  - would like it to be treated an exception of the sidewalk requirements
  - make no contention that it is noncompliant with the walkway requirements if the exception does not apply

- RV
- school was built in 1999-2000
  - walkway was not part of the original design or site plan
  - 34 foot change of grade, between Vinal Avenue and First Parish Road
  - there is a sidewalk on First Parish Road, a change in level of approximately 18 feet
  - 260 feet of ramp required to traverse this change of level
  - path was never built as part of the original school design
  - path was built by the parent teacher association for the school after the school was built, no direct input from the Town

- WJ
- no documentation that this matter was previously before the Board
  - records request from Toomey found that no documentation before the Board

- JT - the request was submitted to determine how the path came about
- WW - what is the path constructed of?  
BV - bituminous concrete
- TH - path of travel is not considered a sidewalk if it is not along a street  
- exemption is for the running slope along streets, does not apply to walkways across a campus  
- the work constructed in 1999 needed to comply at that time  
- any time a pedestrian route crosses a curb, you must provide a curb cut
- DM - what is the running slope of the pathway?  
RV - entire rise over entire run, just a little bit over 1:12
- DM - is there a problem for your son to use the pathway?  
JB - no they told me it was a safety hazard, he can navigate the pathway, and had to sign a safety issue and was told he would have to be assisted
- JT - the information submitted by Ms. Batty is new information to the Town
- DM - why not just the installation of curb cuts and come to a resolution
- JM - the students do use the path of travel for going to the local church, and have used the path for the “walk to school” do  
- also looking for compliance for the path of travel, for all those that would have access to the property  
- why not just modify the grade
- JT - have no problem with installing the curb cuts, issue is status of the walkway  
- only reason that we have hesitated with the curb cuts is because of the lack of compliance at the walkway  
- if the walkway is allowed, then curb cuts can be installed right away
- AB - any survey done?  
RV - no have not done a survey, just assumed that the site plan with grading is accurate
- AB - slope?  
RV - steeper than 1:12, more like 1:11 or 1:10, based on overall measurements
- CS - why not just post a sign, regarding slopes
- CS - *find in favor of the Complainant regarding the curb cut issue*  
DM - *second – carries unanimously*
- CS - *find in favor of the Complainant regarding the pathway slope as well*  
DM - *second – carries unanimously*
- TH - would suggest spot measurements, 3 measurements across the path, every 6 feet, with a 2-foot smart level  
- can’t review a variance without knowledge of the slopes
- WW - what would be the issue with the variance?

- RV - original design, absent the path shown with steps, contemplating access from the accessible parking areas to the main entrance  
- path of travel is heavily used, and is not compliant, there are areas that slope less, and some that slope more than allowed  
- would have to rebuild entire route to make it comply

*DM - continue the discussion to have the Petitioners submit a plan showing spot measurements for the running slopes (3 measurements across the path, every 6 feet, measured with a 2-foot SmartLevel), submitted by July 8, 2016.*

- JM - based on costs, need to make the building fully compliant since the building is used as an evacuation building  
- front door leads to the gym and the cafeteria, which are used as the evacuation spaces

*CS - second the motion – carries unanimously*

*DM - expedite*

*DG - second – carries unanimously*

28) Hearing: Draper Laboratory, 55 Technology Drive, Cambridge (V16-064)

- WW - called to order at 2 p.m.  
- introduce the Board

Chad Reynolds, Leegout McCall Property (CR)

Leonard Getz, Elkus Manfredi (LG)

Robert Durkin, Draper Labs (RD)

Eric Cote, Jensen Hughes (EC)

- WW - all parties sworn in  
- EXHIBIT 1 – AAB1-25

TH - also submission to the Board, additional packet received by the Board June 10, 2016

WW - accept as EXHIBIT 2

BD - Principal Director of Administration for Draper  
- private independent lab that works for the government, not open to the general public

EC - roof atrium project  
- horseshoe shaped building  
- \$40 million construction cost for the atrium  
- also additional project of renovation the floors as we go  
- building is extensively a private building  
- there are instances where a visitor can come into the building, but very limited and many security checks  
- authorized visitors only  
- a full access upgrade to 18 men's toilet rooms and 18 women's toilet rooms would be an excessive cost without a substantial benefit to persons with disabilities  
- the project would be \$4.5 million for all of the bathrooms to be upgraded; it is a major issue for the function of the space

- committed to a process to upgrade the bathrooms that are potentially used by the visitors
- would be done with the work by July 1, 2021
- more detailed schedule in the most recent submittal
- the work would not be completed until 4 years at the completion of the proposed atrium project
- seeking to phase the implementation of the upgrades
- some areas are considered employee-only
- already have completed a gut renovation of the 7<sup>th</sup> floor already

WW - at the end of the phases, will every level of the building have some accessible toilet rooms?  
EC - yes

DM - is the rest of the building accessible?  
EC - yes, the public can get to all areas visitors are allowed to access  
- Larry Braman of Cambridge, suggested the time variance initially  
- Core A elevators comply in full  
- Core B and C elevators are being upgraded to comply for some minor deviations

EB - glad that you are taking the initiative to bring the bathrooms into compliance  
- what is the direction provided

EC - the building is very structured, and have to be escorted through the building  
- employees of the building will be made aware of the accessible toilet rooms  
- can post signage as well

BD - anyone who visits the building, has to be vetted and approved prior to entry, and could be given that information if necessary

DG - any employees that require access?  
BD - currently do have one employee that used a motorized wheelchair and he has no issue with getting to his work station and completing his job duties

AB - why 5 years?  
EC - have to vacate one area and move to another area when construction is ongoing  
- taking multiple cores off-line is very disruptive  
- much easier to do one core at a time

BD - working laboratory facility, with critical government work that cannot be interrupted

CS - 7<sup>th</sup> floor is already completed?  
EC - yes, and now working on 4C

CS - atrium space will have an accessible toilet rooms

BD - first floor currently has a unisex toilet room that is open to guests  
EC - the work at the atrium is ongoing and will include access and will not be completed by 2017

CS - *grant the time variances as proposed in Exhibit 2, on the condition that there is some notification as to where the accessible toilet rooms are located*  
EC - *can use the map as a wayfinding tool for guest entrances, and have it at the reception desk*  
CS - *have signage posted as to where the accessible toilet rooms are located*

DM - second – carries unanimously

DM - progress reports every six (6) months, with the first to be submitted on January 1, 2016, with the floor plans to be updated with each status report as submitted in EXHIBIT 2 plans

CS - second – carries unanimously

- End of Meeting -

Matters not reasonably anticipated 48 hours in advance of meeting:

- Main St. Curb cut, Main St. (Route 67), Warren (V15-288) - June 17, 2016 received submittal from Patricia Leavenworth of MassDOT
- 204 Main Street, Shrewsbury - June 17, 2016 submittal from Gregory O'Connor, requesting an temporary certificate of occupancy to allow a private home to be converted to a counseling business
- Dog Park, DeFellipo Playground, Prince Street, Boston - June 17, 2016 submittal from Boston Parks and Recreation architect
- Mixed Use Restaurant and Office Building, 772 Adams St., Dorchester (V16-167) - June 17, 2016, submittal from Regina Oliveria, another packet brought in with no access proposed, but only showed a ramp on the public sidewalk

Exhibits:

- White Heron Theatre, 5 North Water Street, Nantucket (V16-172) - submittal of Andrew Hart, June 15, 2016, plan A-101.09
- Boston Courtyard Marriot, 275 Tremont St., Boston (V15-206) - June 14, 2016 requested amendment from Peter Vanko
- New Three Family Dwelling, 217 D Street, South Boston (V16-133) - three sets of plans submitted by the architect, received on first two on June 9<sup>th</sup> and final plan on June 10<sup>th</sup>
- Jump N' Slide, 145 Wells Ave., Newton (V15-153) - submittal of modified accommodation policy, received on June 14, 2016
- New Three- Family, 12 Mallard Avenue, Dorchester - letter from Robert Rivera, dated June 10, 2016
- Milford Regional Medical Center, 14 Prospect St., Milford (C15-124 & V15-267) - submittal from Peggy Novak of the Hospital on June 10, 2016, which included parking plan
- Lynn Economic Opportunity Inc., 156 Broad St., Lynn (V15-207) - letter received on June 9, 2016 from Ms. Damon, seeking delays to the compliance dates
- Restaurant, 140 Main Street, North Easton (V16-091) - May 23, 2016 submittal from Annino Inc., Douglas Annino, with modified plans
- Chesterwood House Museum, 3 Williamsville Rd., Stockbridge (V15-120) - June 6, 2016 submittal from Ashley Wilson, seeking a 30 day extension for submittal of video
- Milford Regional Medical Center, 14 Prospect Street, Milford (C15-124 & V15-267) - additional submittals that were submitted in May, and can send those out the Board for review at the next meeting; June 10, 2016 e-mail from Harold Rhodes, regarding the remaining issues with the hospital, and noted that they will not address any further issues until the Board makes a determination regarding the remaining items; June 13, 2016 e-mail from Harold Rhodes, noting that 29 of the 32 violations have been remedied

- Nashua Street Residences, 1 Nashua Street, Boston (V16-182) - variance application and supplemental information
- Samuel Sewall Inn, 143 St. Paul St., Brookline (V16-179) - variance application and supplemental information; submittal of e-mail from Sarah Lynn Allair, Commission on Disability for Brookline, received on June 9, 2016
- Curb Cuts at north and east corners of Granby Road (Rte. 202) and Lyman St., (Rte. 33), South Hadley (V16-181) - variance application and supplemental information
- New 8 Unit building, 48 Market St., Ipswich (V16-180) - variance application and supplemental information
- One Framingham Center, 5 Edgell Rd., Framingham (V16-174) - variance application and supplemental information
- One Brook Road Condos, One Brook Road, Quincy (V16-175) - variance application and supplemental information
- Memorial Church, 23 Harvard Yard, Cambridge (V16-163) - variance application and supplemental information
- Ruka Restaurant, 505 Washington St., (59 Temple Place), Boston (V16-177) - variance application and supplemental information; June 17, 2016 letter from Larry Casilio of The Godfrey Hotel